Map	Block	Lot	CARD		
102.0	0005	0001.0	1 of 1	Residential	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	805,400	/	805,400
USE VALUE:	805,400	/	805,400
ASSESSED:	805,400	/	805,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
183		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC MANUS JOHN--ETAL
Owner 2:	GOLDEN ANDREA M
Owner 3:	
Street 1:	183 OVERLOOK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,600 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	372,800		432,600	805,400
Total Card	0.152	372,800		432,600	805,400
Total Parcel	0.152	372,800		432,600	805,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.40 | /Parcel: 479.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	65958
GIS Ref	
GIS Ref	
Insp Date	09/27/18

!8172!

PREVIOUS ASSESSMENT

Parcel ID: 102.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	372,800	0	6,600.	432,600	805,400	805,400	Year End Roll	12/18/2019
2019	101	FV	298,600	0	6,600.	438,800	737,400	737,400	Year End Roll	1/3/2019
2018	101	FV	298,600	0	6,600.	327,500	626,100	626,100	Year End Roll	12/20/2017
2017	101	FV	298,600	0	6,600.	296,600	595,200	595,200	Year End Roll	1/3/2017
2016	101	FV	298,600	0	6,600.	284,300	582,900	582,900	Year End	1/4/2016
2015	101	FV	275,700	0	6,600.	241,000	516,700	516,700	Year End Roll	12/11/2014
2014	101	FV	275,700	0	6,600.	228,700	504,400	504,400	Year End Roll	12/16/2013
2013	101	FV	275,700	0	6,600.	217,500	493,200	493,200		12/13/2012

PRINT

Date	Time
12/10/20	22:45:11

LAST REV

Date	Time
10/05/18	12:40:10
apro	
8172	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21194-571		5/1/1991		182,000	No	No		Y

USER DEFINED

Prior Id # 1:	65958
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/15/2011	78	Manual	2,005					INST BLOWN CELLULO
7/9/2010	808	Manual	22,400					MASONRY STAIRS
1/6/2003	5	Redo Bat	58,700					EXTEND DORMER/RE-D
11/25/1997	718	Redo Kit	24,000	C				REDO BTH, NEW DECK

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	Meas/Inspect	BS	Barbara S
12/13/2008	Meas/Inspect	372	PATRIOT
7/27/2005	Inspected	BR	B Rossignol
1/22/2000	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
10/22/1999	Measured	264	PATRIOT
8/2/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.94	5									432,598						432,600	

Total AC/HA: 0.15152 | Total SF/SM: 6600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,598 | Spl Credit | Total: 432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	1
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.27499998
Const Adj.:	0.98990101
Adj $ / SQ:	132.523
Other Features:	89306
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390760
Depreciation:	17975
Depreciated Total:	372785

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1997
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

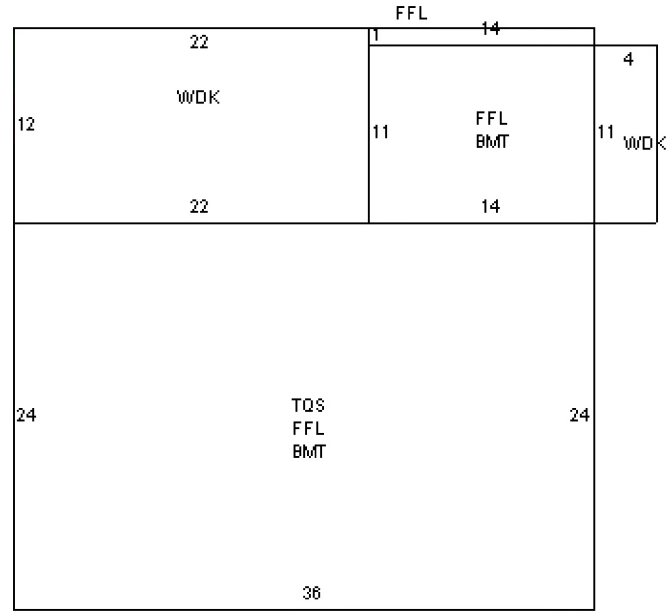
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	145.78
Special Features:	0	Val/Su Net:	124.02
Final Total:	372800	Val/Su SzAd	221.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,032	132.520	136,764
BMT	Basement	1,018	39.760	40,473
TQS	3/4 Story	648	132.520	85,875
WDK	Deck	308	9.150	2,819
	Net Sketched Area:	3,006	Total:	265,931
Size Ad	1680	Gross Are	3222	FinArea 1680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	